



LILAC RIDGE / ALTMAN  
10271 LILAC RIDGE ROAD  
ESCONDIDO, CA 92026

#### VICINITY MAP



THOMAS GUIDE PAGE: 1069-E2

ADDRESS:  
10271 LILAC RIDGE ROAD  
ESCONDIDO, CA 92026

#### DIRECTIONS:

1-5 SOUTH TO SR-78 EAST; CONTINUE ON SR-78 EAST TO 1-15 NORTH; CONTINUE NORTH 1-15 TO GOPHER CANYON ROAD; EXIT AT GOPHER CANYON ROAD AND TURN RIGHT; CONTINUE TO INTERSECTION AND TURN LEFT ONTO OLD HWY 395; CONTINUE ON OLD HIGHWAY 395 TO CIRCLE R DRIVE; TURN RIGHT ONTO CIRCLE R DRIVE AND CONTINUE EAST; CIRCLE R DRIVE WILL EVENTUALLY TURN INTO WEST LILAC ROAD (AFTER A SHARP LEFT BEND IN THE ROAD); CONTINUE ON WEST LILAC ROAD TO LILAC RIDGE ROAD AND TURN RIGHT; CONTINUE UP THE HILL ON LILAC RIDGE ROAD; SITE IS ON THE RIGHT HAND SIDE.

#### CONSULTANT TEAM

ARCHITECT:  
BOOTH & SUAREZ ARCHITECTURE INC.  
325 CARLSBAD VILLAGE DRIVE, SUITE D2  
CARLSBAD, CA 92008  
(760) 434-8474  
(760) 434-8596 (FAX)

LEASING/PLANNING:  
PLANCOM, INC.  
BRENT HELMING  
302 STATE PLACE  
ESCONDIDO, CA 92029  
(760) 533-6065

SURVEYOR:  
JRN CIVIL ENGINEERS  
232 AVENIDA FABRICANTE, SUITE 107  
SAN CLEMENTE, CA 92672  
(949) 248-4685

#### PERMITS REQUIRED

• CUP

#### SCALE

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN A 24" x 36" FORMAT. IF THIS DRAWING SET IS NOT 24" x 36", THIS SET IS NOT TO SCALE.

#### PROJECT SUMMARY

APPLICANT: VERIZON WIRELESS  
15505 SAND CANYON AVENUE  
IRVINE, CA 92618  
CONTACT: BRENT HELMING  
PHONE: (760) 533-6065

OWNER: KENNETH & DEENA ALTMAN TRUST  
10271 LILAC RIDGE ROAD  
ESCONDIDO, CALIFORNIA 92026  
CONTACT: KENNETH ALTMAN  
PHONE: (760) 744-8191

#### PROJECT DESCRIPTION:

- INSTALLATION OF VERIZON WIRELESS TELECOMMUNICATION EQUIPMENT CABINETS INSIDE A NEW 14'-8" x 34'-8" CONCRETE EQUIPMENT ENCLOSURE ON A CONCRETE PAD.
- INSTALLATION OF THREE (3) VERIZON WIRELESS ANTENNA SECTORS, OF FOUR (4) ANTENNAS EACH (TOTAL OF 12 ANTENNAS). ANTENNAS SHALL BE MOUNTED INSIDE PROPOSED 50'-0" HIGH MONOPINE.
- INSTALLATION OF ONE (1) 8'-0" VERIZON WIRELESS MICROWAVE DISH ANTENNA MOUNTED INSIDE NEW 50'-0" HIGH MONOPINE.
- INSTALLATION OF THREE (3) VERIZON WIRELESS GPS ANTENNAS.
- INSTALLATION OF A 20KW ENCLOSED EMERGENCY GENERATOR WITH A 52 GALLON DIESEL TANK ON A CONCRETE PAD WITH A CONTAINMENT CURB INSIDE A CONCRETE WALL ENCLOSURE.
- INSTALLATION OF A NEW 200 AMP ELECTRICAL SERVICE FROM AN EXISTING UTILITY POLE.
- INSTALLATION OF A NEW TELCO SERVICE CONNECTION FROM AN EXISTING UTILITY POLE.
- NO LANDSCAPE OR IRRIGATION IS PLANNED FOR THIS PROJECT.

PROJECT ADDRESS: 10271 LILAC RIDGE ROAD  
ESCONDIDO, CA 92026

ASSESSORS PARCEL NUMBER: 129-200-11

EXISTING ZONING: A-70, LIMITED AGRICULTURE

TOTAL SITE AREA: 883,978 SQ. FT.  
= 20.29 ACRES

PROPOSED ENCLOSURE AREA: 508 SQ. FT.

TYPE OF CONSTRUCTION: VB

PROPOSED OCCUPANCY: U

PROJECT LEASE AREA:

EQUIPMENT ENCLOSURE: 508 SQ. FT.  
MONOTREE: 600 SQ. FT.  
LANDING & STAIR: 30 SQ. FT.  
TOTAL: 1,138 SQ. FT.

NOTE:  
THERE ARE NO EXISTING TELECOMMUNICATION FACILITIES ON THE SITE.

#### SHEET SCHEDULE

T-1 TITLE SHEET & PROJECT DATA  
A-0 SITE PLAN  
A-0.0 STORM WATER MANAGEMENT PLAN  
A-1 ENLARGED SITE PLAN  
A-2 EQUIPMENT ENCLOSURE PLAN  
A-3 EXTERIOR ELEVATIONS  
A-4 ANTENNA PLAN & MONOPINE ELEVATION  
C-1 TOPOGRAPHIC SURVEY

#### LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:  
THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 10 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

FOR ADDITIONAL LEGAL DESCRIPTION INFORMATION PLEASE SEE SHEET C-1

#### APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

CALIFORNIA STATE BUILDING CODE, TITLE 24, 2010 EDITION  
CALIFORNIA PLUMBING CODE, 2010 EDITION  
CALIFORNIA MECHANICAL CODE, 2010 EDITION  
CALIFORNIA ELECTRICAL CODE, 2010 EDITION  
CALIFORNIA FIRE CODE, 2010 EDITION  
CALIFORNIA ENERGY CODE, 2010 EDITION

IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.

#### ACCESSIBILITY DISCLAIMER

THIS PROJECT IS AN UNOCCUPIED WIRELESS PCS TELECOMMUNICATIONS FACILITY AND, ACCORDING TO WRITTEN INTERPRETATION FROM THE CALIFORNIA DEPARTMENT OF THE STATE ARCHITECT, IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.

BOOTH &  
SUAREZ  
ARCHITECTURE INCORPORATED  
325 CARLSBAD VILLAGE DRIVE, SUITE D2  
CARLSBAD, CA 92008 (760) 434-8474

PREPARED FOR

verizon wireless

P.O. BOX 19707  
IRVINE, CA 92623-9707  
(949) 286-7000

#### APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

#### PROJECT NAME

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ALTMAN

10271 LILAC RIDGE ROAD  
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SAN DIEGO COUNTY

#### DRAWING DATES

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06/21/12	REVISED 100% ZD (se)
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09/04/12	REVISED 100% ZD (se)
09/26/12	REVISED 100% ZD (se)
10/12/12	REVISED 100% ZD (se)
10/10/13	REVISED 100% ZD (rd)

#### SHEET TITLE

TITLE SHEET  
&  
PROJECT DATA

PROJECTS\VERIZON\12056

SDC PDS RCVD 10-10-13  
MUP12-012 T-1



PREPARED FOR



P.O. BOX 19707  
IRVINE, CA 92623-9707  
(949) 286-7000

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DRAWING DATES

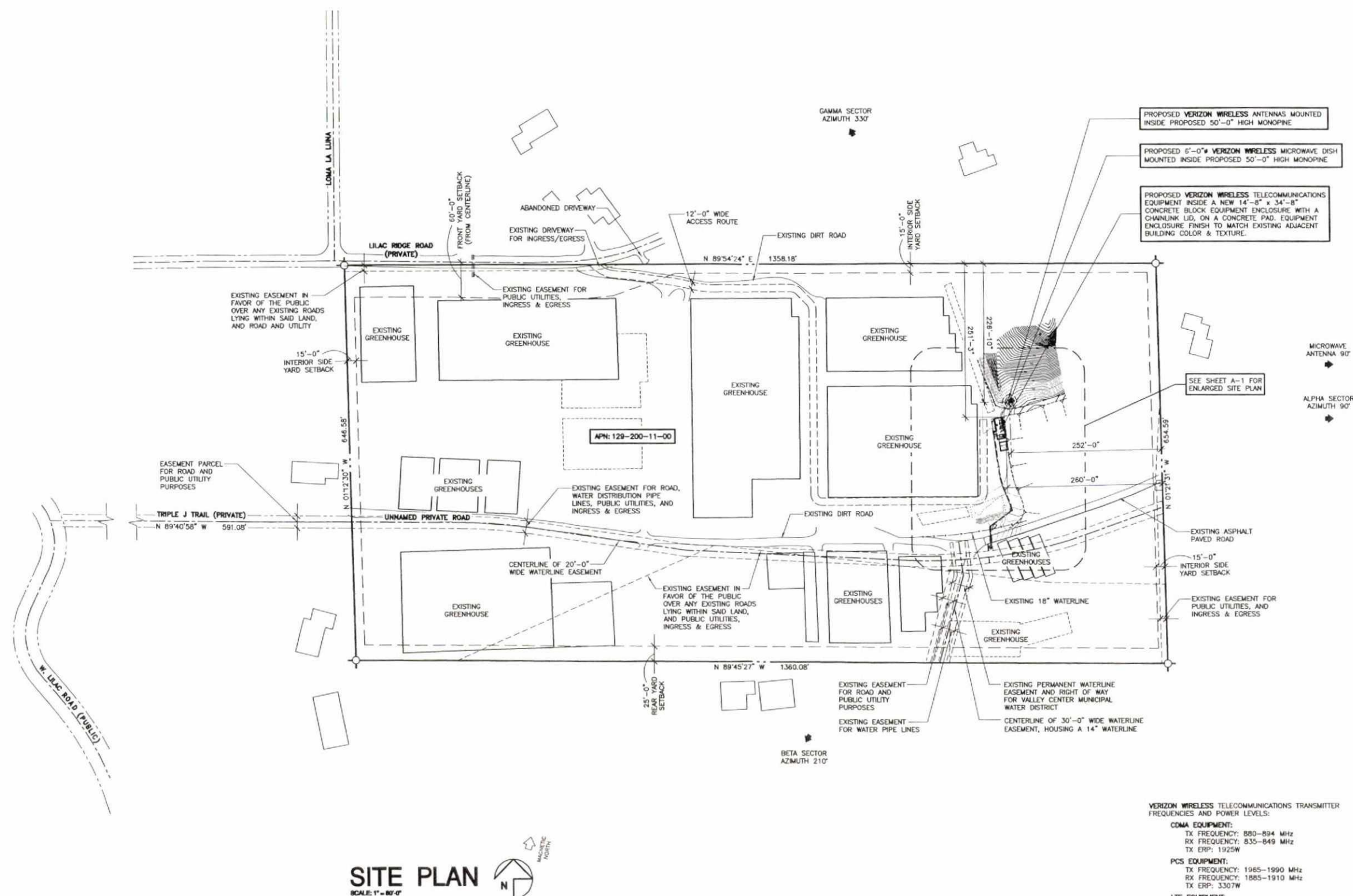
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SHEET TITLE

**SITE PLAN**

PROJECTS\VERIZON\12056

**A-0**





## BMP LEGEND

DIRECTION OF LOT DRAINAGE → → →

### TABLE I MINIMUM REQUIRED STANDARD CONSTRUCTION

SS-7	EROSION CONTROL BLANKET	
SS-6	MULCH, STRAW, WOOD CHIPS	
SC-5	FIBER ROLLS —FR—FR—	
TC-1	STABILIZED CONSTRUCTION ENTRANCE	
WM-1	MATERIAL DELIVERY & STORAGE	
WM-8	CONCRETE WASTE MANAGEMENT	
WM-5	SOLID WASTE MANAGEMENT	
WM-9	SANITARY WASTE MANAGEMENT	
WM-6	HAZARDOUS WASTE MANAGEMENT	

### TABLE II MINIMUM REQUIRED LOW IMPACT DEVELOPMENT BMPs

#### LID PLANNING PRACTICE

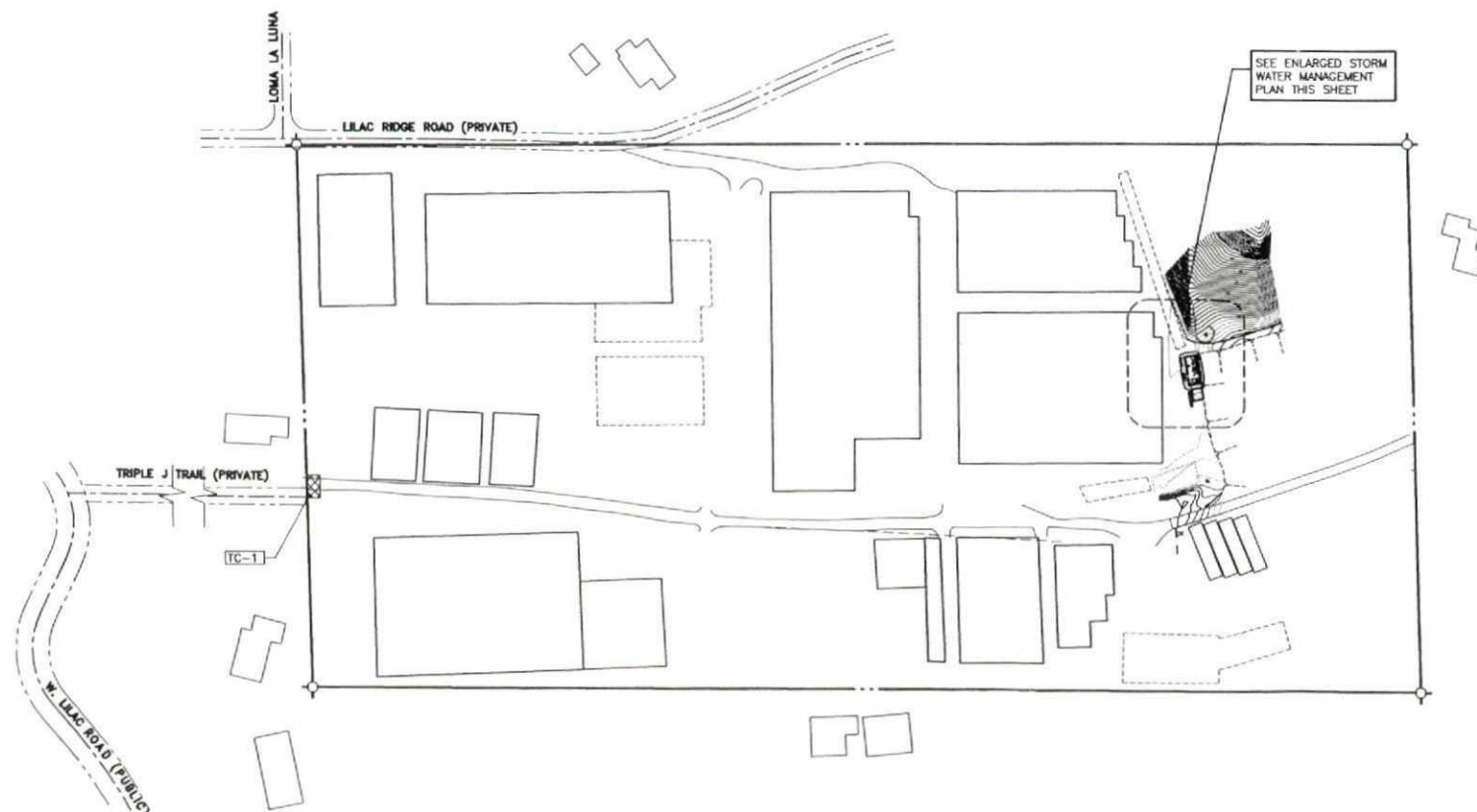
2.2.4	MINIMIZE SOIL COMPACTION
2.2.5	DRAINAGE TO PEROUS AREA

#### LID MANAGEMENT PRACTICE

3.6	LID BUILDING DESIGN
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### TABLE III POST-CONSTRUCTION BMPs

SD-10	PERMANENT GRAVEL
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## STORM WATER MANAGEMENT PLAN

SCALE: 1" = 100'-0"



## ENLARGED STORM WATER MANAGEMENT PLAN

SCALE: 1" = 10'-0"



**Booth & Suarez**

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325 CARLSBAD VILLAGE DRIVE, SUITE D9  
CARLSBAD, CA 92008 (760) 434-8474

PREPARED FOR  
**verizon**wireless

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### SHEET TITLE

**STORM WATER  
MANAGEMENT PLAN**

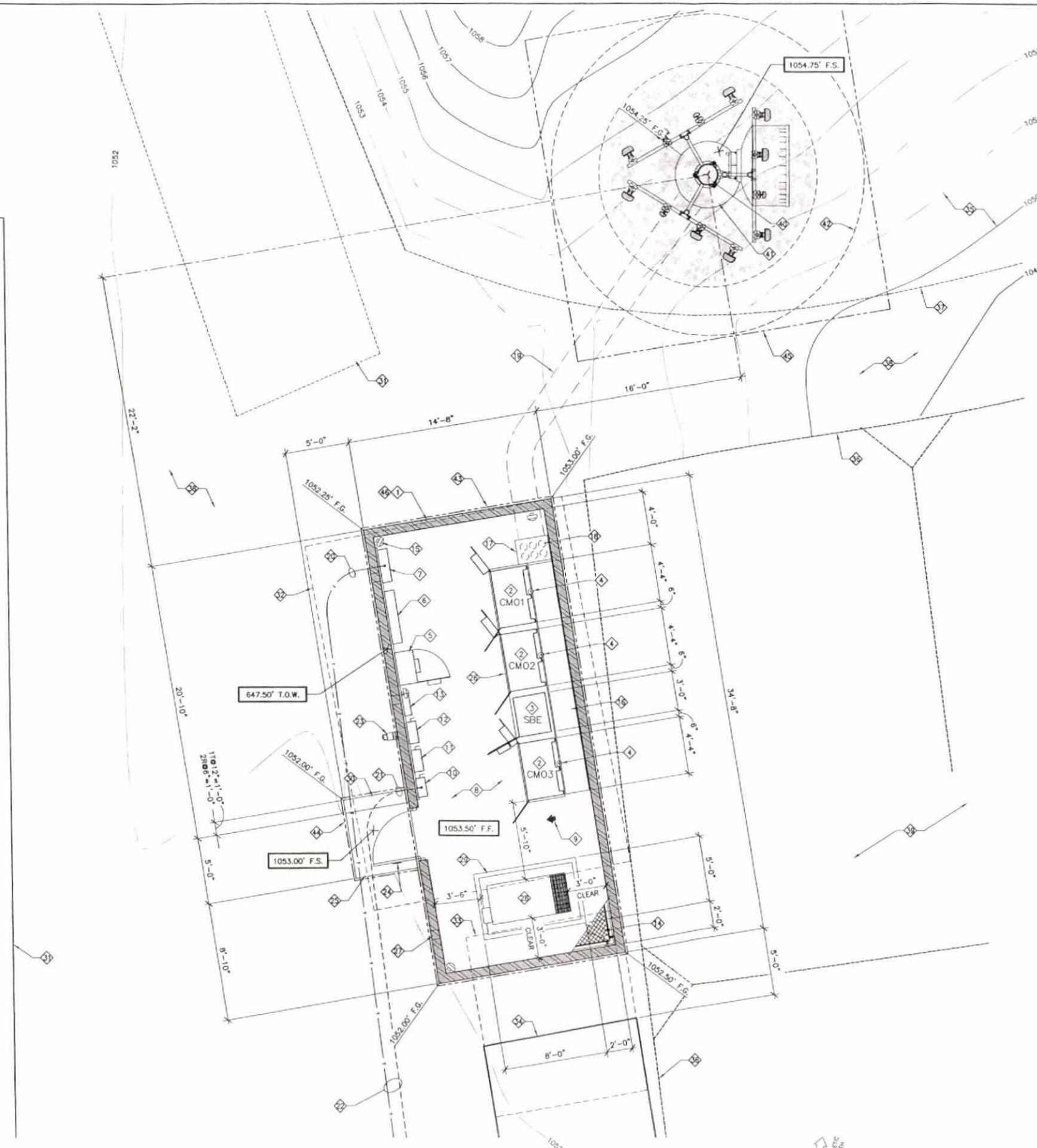
PROJECTS\VERIZON\12056

**A-0.0**









**EQUIPMENT ENCLOSURE PLAN**  
SCALE: 1/4" = 1'-0"



# **EQUIPMENT ENCLOSURE PLAN NOTES:**

- PROPOSED VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT INSIDE A NEW CONCRETE BLOCK ENCLOSURE ON A CONCRETE PAD (SHOWN SHADDED).
- PROPOSED VERIZON WIRELESS "CMO" COMPACT METRO CELL OUTDOOR EQUIPMENT ENCLOSURE (TYPICAL OF 3), 52" WIDE x 55" HIGH x 30" DEEP, WEIGHT: 2082 LBS.
- PROPOSED VERIZON WIRELESS SIMPLIFIED BATTERY ENCLOSURE (SBE), 36" WIDE x 57" HIGH x 30" DEEP, WEIGHT: 2375 LBS.
- PROPOSED GPS ANTENNA MOUNTED TO EACH "CMO" EQUIPMENT CABINET (TYPICAL OF 3).
- PROPOSED TELCO CABINET "NORTHSTAR" NSC-3630-HX23 UNISTRUT MOUNTED TO WALL.
- PROPOSED SPACE FOR "JAM" & "CIENA" TELCO EQUIPMENT UNISTRUT MOUNTED TO WALL.
- PROPOSED "SUN WEST" TELCO CABINET UNISTRUT MOUNTED TO WALL.
- PROPOSED POURED-IN-PLACE CONCRETE PAD FOR VERIZON WIRELESS CABINETS.
- CONCRETE SLOPED TO DRAIN, 1% MIN.
- PROPOSED FUSED DISCONNECT SWITCH UNISTRUT MOUNTED TO WALL.
- PROPOSED AUTOMATIC TRANSFER SWITCH UNISTRUT MOUNTED TO WALL.
- PROPOSED MANUAL TRANSFER SWITCH UNISTRUT MOUNTED TO WALL.
- PROPOSED 200 AMP ELECTRICAL PANEL UNISTRUT MOUNTED TO WALL.
- PROPOSED CHAINLINK LID.
- PROPOSED WALL MOUNTED LIGHT FIXTURE ON A MANUAL TIMER SWITCH (TYPICAL OF 4).
- PROPOSED COAX CABLE TRAY, MAXIMUM HEIGHT 8" ABOVE CONCRETE EQUIPMENT PAD AND ROUTED ON BACK WALL OF ENCLOSURE.
- PROPOSED COAX CABLE SHROUD.
- PROPOSED (6) 4" COAX CABLE CONDUITS.
- PROPOSED UNDERGROUND COAX CABLE TRENCH (SHOWN DASHED).
- PROPOSED TELCO CONDUIT IN AN UNDERGROUND TRENCH.
- PROPOSED ELECTRICAL CONDUIT IN AN UNDERGROUND TRENCH.
- PROPOSED UNDERGROUND JOINT UTILITY TRENCH.
- PROPOSED VERIZON WIRELESS REVERSE GENERATOR RECEPTACLE FOR EMERGENCY GENERATOR CONNECTION MOUNTED TO WALL.
- PROPOSED 3'-0" WIDE STEEL LOCKABLE ACCESS GATE & FRAME WITH VERIZON WIRELESS SIGNAGE.
- PROPOSED CONCRETE LANDING.
- PROPOSED RAISED CONCRETE PAD FOR VERIZON WIRELESS CABINETS.
- PROVIDE 4" x 8" OPENING AT BASE OF WALL FOR DRAIN (TYP. OF 3) (DRAIN TO LANDSCAPE).
- PROPOSED VERIZON WIRELESS 20kW ENCLOSED EMERGENCY GENERATOR WITH A 52 GALLON DOUBLE WALL SUBBASE FUEL TANK ON A POURED-IN-PLACE CONCRETE PAD, "MO-POWER" MODEL #KD200 GENERATOR WITH SOUND PRESSURE LEVEL OF 67dBA AT A REFERENCE DISTANCE OF 23 FEET OR AN EQUIVALENTLY SIZED UNIT.
- CONCRETE CONTAINMENT CURB.
- PROPOSED CONCRETE STEP.
- EXISTING BUILDING TO REMAIN.
- EXISTING BUILDING TO BE REMOVED (SHOWN DASHED).
- EXISTING BUILDING TO BE RELOCATED (SHOWN DASHED).
- PROPOSED RELOCATION OF EXISTING BUILDING.
- EXISTING CONTOUR LINES SHOWN AT 1'-0" INTERVALS.
- EXISTING TOP OF SLOPE.
- EXISTING BOTTOM OF SLOPE.
- EXISTING DIRT ROAD.
- EXISTING AGRICULTURAL AREA.
- PROPOSED 50'-0" HIGH MONOPINE.
- PROPOSED MONOPINE CAISSON FOOTING.
- OUTLINE OF PROPOSED MONOPINE CANOPY (SHOWN DASHED).
- PROPOSED 34'-8" x 14'-8" EQUIPMENT LEASE AREA (SHOWN DASHED).
- PROPOSED 6'-0" x 5'-0" STAIR & LANDING LEASE AREA (SHOWN DASHED).
- PROPOSED 24'-6" x 24'-6" ANTENNA LEASE AREA (SHOWN DASHED).
- CONCRETE BLOCK WALL IS A NOISE CONTROL FEATURE.

**BOOTH & SUAREZ**  
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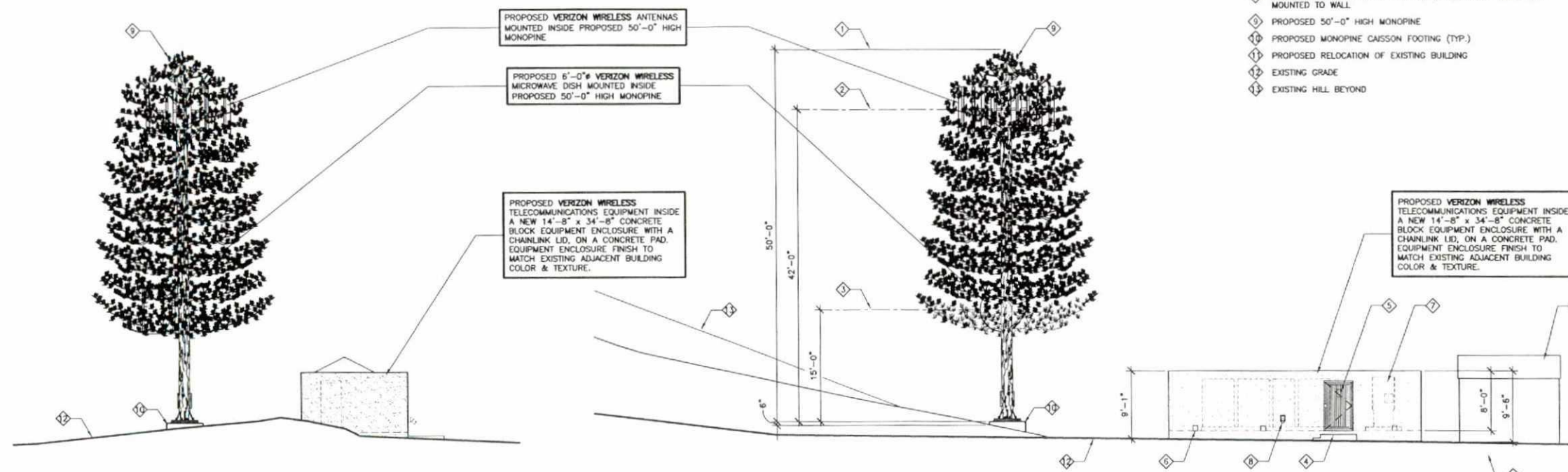
SHEET TITLE

**EQUIPMENT  
ENCLOSURE PLAN**

PROJECTS\VERIZON\12056

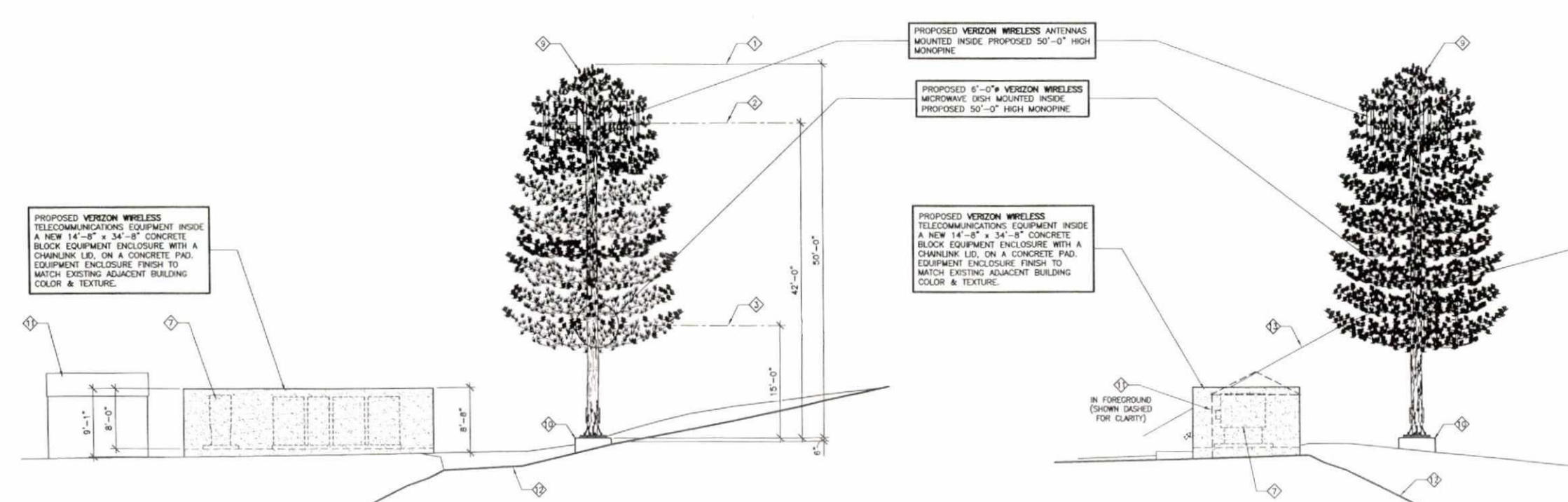
**A-2**





**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**EQUIPMENT ENCLOSURE PLAN NOTES:**

- 1 TOP OF PROPOSED MONOPINE
- 2 CENTERLINE OF PROPOSED VERIZON WIRELESS PANEL ANTENNAS
- 3 CENTERLINE OF PROPOSED VERIZON WIRELESS MICROWAVE DISH ANTENNA
- 4 PROPOSED CONCRETE LANDING
- 5 PROPOSED 3'-0" WIDE STEEL LOCKABLE ACCESS GATE & FRAME WITH VERIZON WIRELESS SIGNAGE
- 6 PROVIDE 4" x 8" OPENING AT BASE OF WALL FOR DRAIN (TYP. OF 3) (DRAIN TO LANDSCAPE)
- 7 PROPOSED VERIZON WIRELESS EMERGENCY GENERATOR ON A CONCRETE PAD INSIDE PROPOSED EQUIPMENT ENCLOSURE (SHOWN DASHED)
- 8 PROPOSED VERIZON WIRELESS REVERSE GENERATOR RECEPTACLE MOUNTED TO WALL
- 9 PROPOSED 50'-0" HIGH MONOPINE
- 10 PROPOSED MONOPINE CAISSON FOOTING (TYP.)
- 11 PROPOSED RELOCATION OF EXISTING BUILDING
- 12 EXISTING GRADE
- 13 EXISTING HILL BEYOND

**BOOTH & SUAREZ**  
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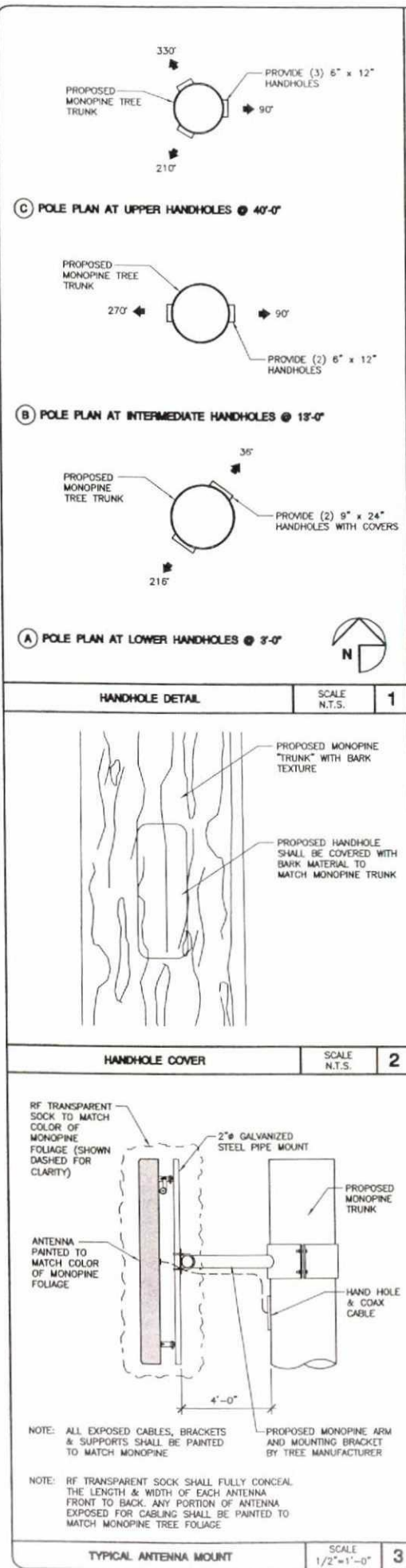
**SHEET TITLE**

**EXTERIOR  
ELEVATIONS**

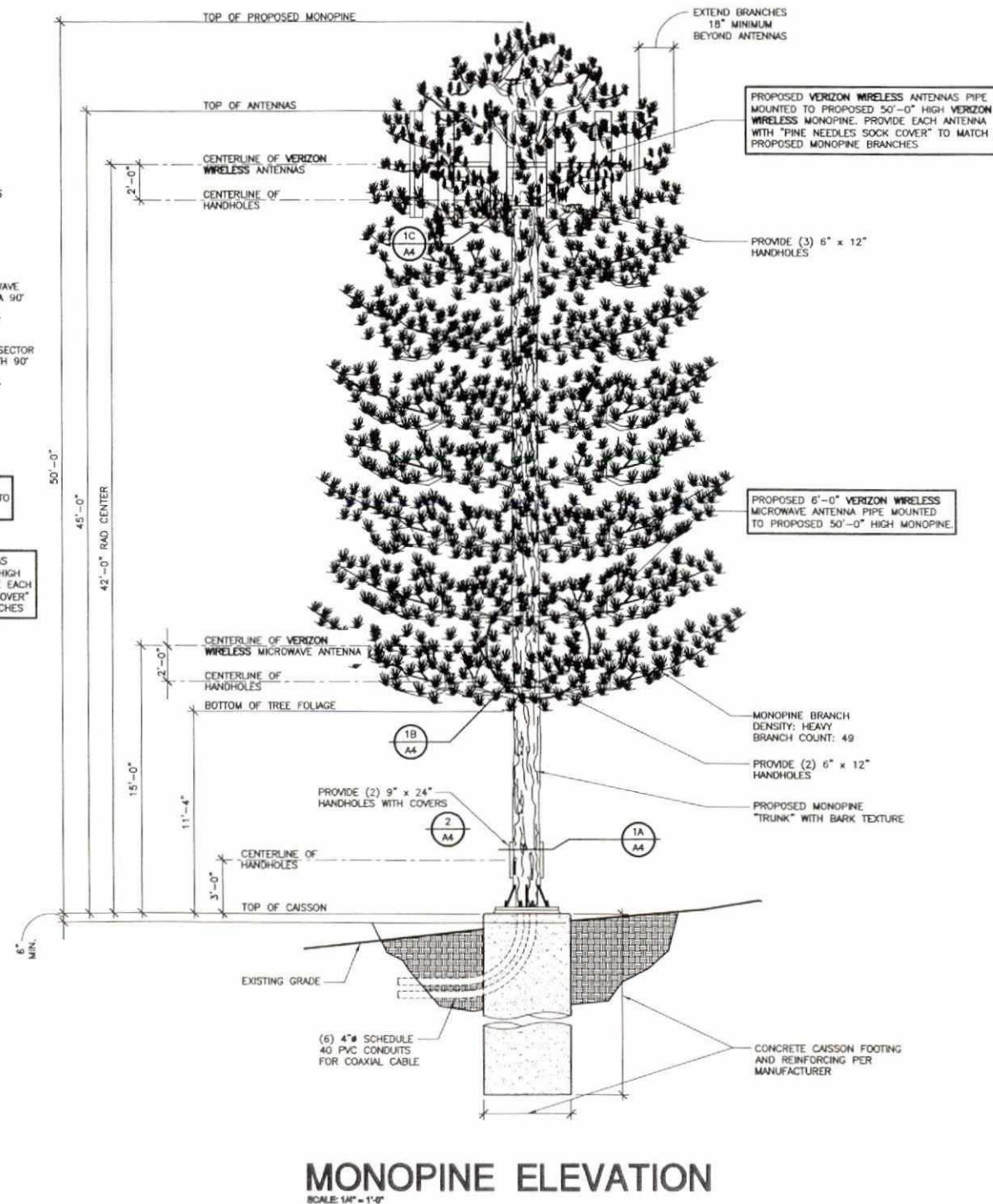
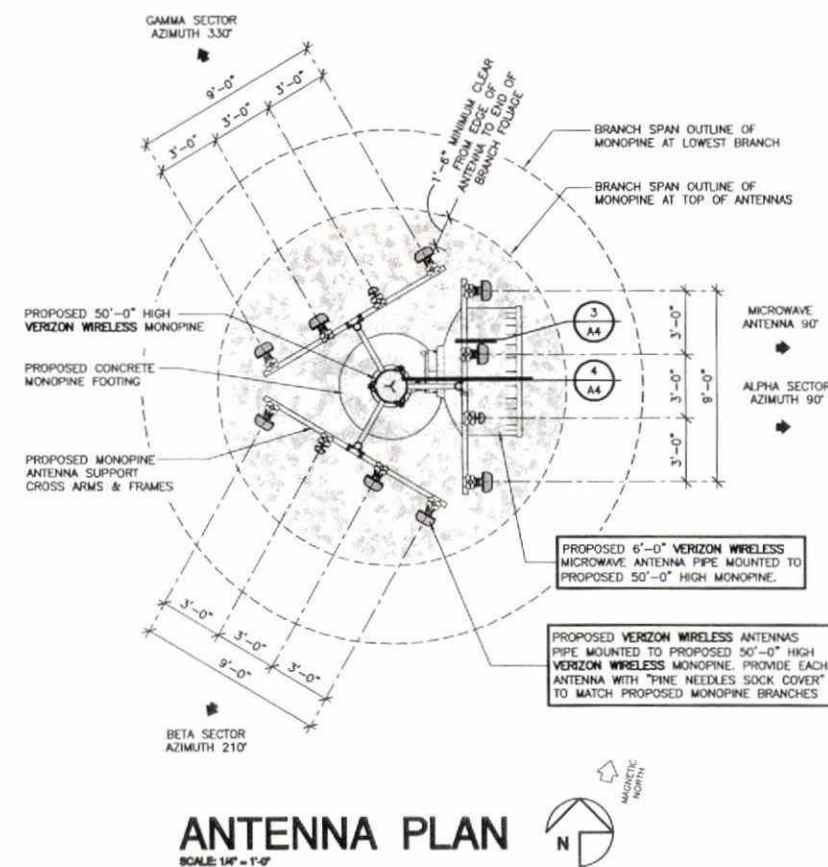
PROJECTS\VERIZON\12056

**A-3**

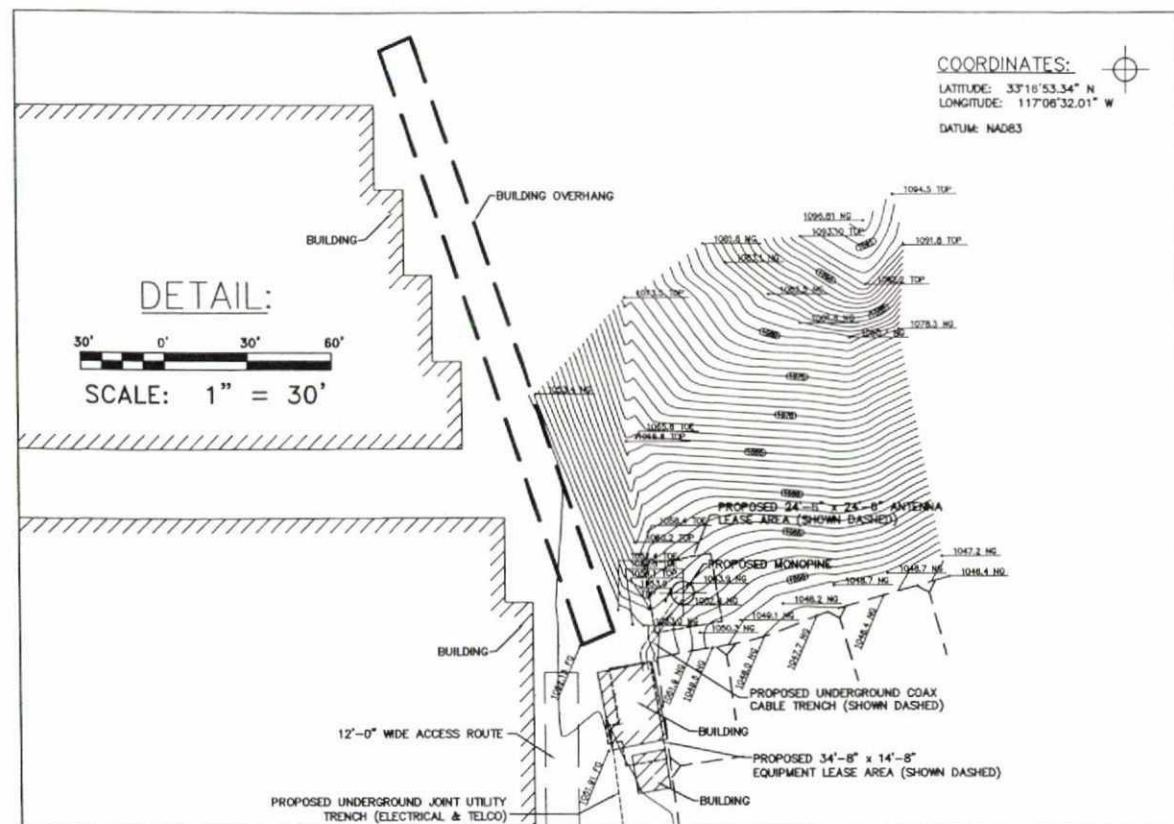




ANTENNA AND COAXIAL CABLE SCHEDULE									
SECTOR ANTENNA	DIRECTION	ANTENNA MODEL NUMBER	DOWN TILT	SKEW ANGLE	SIZE	NUMBER OF CABLES PER SECTOR	COAX. CABLE LENGTH (+/- 5')	JUMPER LENGTH (+/- 5')	COAX. SIZE
ALPHA1	EAST	AMPHENOL ANTEL: BXA-70063/6CF	0°	N/A	71" LENGTH x 11.2" WIDTH x 5.2" DEPTH	8	82'-0"	6'-0"	7/8"
ALPHA2		AMPHENOL ANTEL: BXA-80063/6CF			71" LENGTH x 11.2" WIDTH x 5.2" DEPTH				
ALPHA3		AMPHENOL ANTEL: BXA-171063/12CF			72.4" LENGTH x 6.1" WIDTH x 4.1" DEPTH				
ALPHA4		AMPHENOL ANTEL: BXA-70063/6CF			71" LENGTH x 11.2" WIDTH x 5.2" DEPTH				
BETA1	SOUTHWEST	AMPHENOL ANTEL: BXA-70063/6CF	0°	N/A	71" LENGTH x 11.2" WIDTH x 5.2" DEPTH	8	82'-0"	6'-0"	7/8"
BETA2		AMPHENOL ANTEL: BXA-80063/6CF			71" LENGTH x 11.2" WIDTH x 5.2" DEPTH				
BETA3		AMPHENOL ANTEL: BXA-171063/12CF			72.4" LENGTH x 6.1" WIDTH x 4.1" DEPTH				
BETA4		AMPHENOL ANTEL: BXA-70063/6CF			71" LENGTH x 11.2" WIDTH x 5.2" DEPTH				
GAMMA1	NORTHWEST	AMPHENOL ANTEL: BXA-70063/6CF	0°	N/A	71" LENGTH x 11.2" WIDTH x 5.2" DEPTH	8	82'-0"	6'-0"	7/8"
GAMMA2		AMPHENOL ANTEL: BXA-80063/6CF			71" LENGTH x 11.2" WIDTH x 5.2" DEPTH				
GAMMA3		AMPHENOL ANTEL: BXA-171063/12CF			72.4" LENGTH x 6.1" WIDTH x 4.1" DEPTH				
GAMMA4		AMPHENOL ANTEL: BXA-70063/6CF			71" LENGTH x 11.2" WIDTH x 5.2" DEPTH				
MICROWAVE DSH	90°	T.B.D.	-	-	8'-0" DIAMETER	1	55'-0"	-	1 1/4"







# ITEMS CORRESPONDING TO SCHEDULE "B":

BY: LAWYERS TITLE COMPANY  
 4100 NEWPORT PLACE DRIVE, SUITE 120  
 NEWPORT BEACH, CA 92660  
 PHONE: (949) 724-3170

FILE NO: 09305004 - 10  
 TITLE OFFICER: CHRIS MAZAR  
 DATED: FEBRUARY 17, 2012

THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP. COVENANTS AND AGREEMENTS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY. CONTENTS SHOULD BE REVIEWED TO DISCERN SPECIFICS

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS NOT PLOTTED HEREON.
2. AN EASEMENT IN FAVOR OF THE PUBLIC OVER ANY EXISTING ROADS LYING WITHIN SAID LAND. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
3. ANY BOUNDARY DISCREPANCIES, RIGHTS OR CLAIMS WHICH MAY EXIST OR ARISE AS DISCLOSED BY A RECORD OF SURVEY NO. 363.
4. AN EASEMENT FOR PIPE LINES FOR THE DISTRIBUTION OF WATER AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 3, 1956 IN BOOK 5964 PAGE 70 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
5. AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED JULY 10, 1956 IN BOOK 6172 PAGE 151 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND THE CENTER LINE IS PLOTTED HEREON.
6. AN EASEMENT FOR PIPE LINES FOR THE DISTRIBUTION OF WATER AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED NOVEMBER 9, 1956 IN BOOK 6336 PAGE 362 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
7. ANY BOUNDARY DISCREPANCIES, RIGHTS OR CLAIMS WHICH MAY EXIST OR ARISE AS DISCLOSED BY A RECORD OF SURVEY NO. 4533 RECORDED NOVEMBER 27, 1957.
8. AN EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED APRIL 12, 1960 AS FILE NO. 75048 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
9. AN EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED APRIL 19, 1960 AS FILE NO. 80447 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
10. AN EASEMENT FOR WATER PIPE LINES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 19, 1964 AS FILE NO. 31620 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
11. AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED MAY 11, 1964 AS FILE NO. 84451 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
12. AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED MARCH 5, 1981 AS FILE NO. 81-0067972 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
13. AN EASEMENT FOR ROAD AND UTILITY AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 10, 1981 AS FILE NO. 81-387590 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

14. AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED JUNE 8, 1989 AS FILE NO. 89-302322 OF OFFICIAL RECORDS. THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
15. AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED APRIL 27, 1990 AS FILE NO. 90-225561 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
16. ANY BOUNDARY DISCREPANCIES, RIGHTS OR CLAIMS WHICH MAY EXIST OR ARISE AS DISCLOSED BY A RECORD OF SURVEY NO. 17115 RECORDED AUGUST 31, 2001 AS INSTRUMENT NO. 2001-0627197 OF OFFICIAL RECORDS.
17. AN EASEMENT FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 13, 2003 AS INSTRUMENT NO. 2003-1258565 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT THE EXACT LOCATION COULD NOT BE DETERMINED FROM RECORD AND IS NOT PLOTTED HEREON.

ITEMS #5 SHOWN HEREON ARE STATED AS EXCEPTIONS ON ABOVE REFERENCED COMMITMENT. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.

## LEGAL DESCRIPTION:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1: THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 10 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

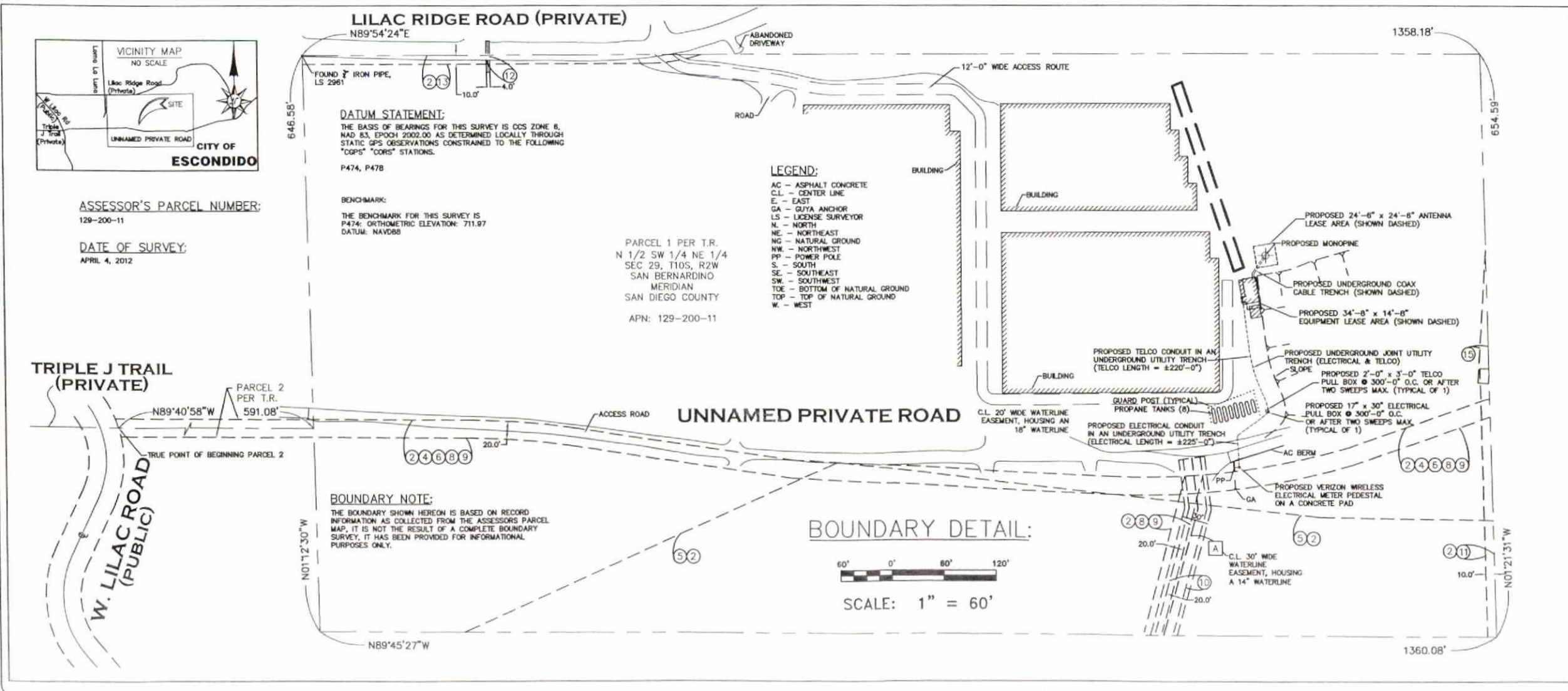
PARCEL 2: AN EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES OVER, UNDER, UPON AND ACROSS A STRIP OF LAND 20.00 FEET OF EVEN WIDTH, LOCATED WITHIN SAID SECTION 29 AND LYING 10.00 FEET OF EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

COMMENCING AT THE QUARTER CORNER COMMON TO SECTIONS 29 AND 30 IN TOWNSHIP 10 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN; THENCE NORTH 11°16'16" WEST ALONG THE WEST LINE OF SAID SECTION 29 A DISTANCE OF 98.0 FEET; THENCE NORTH 87°30'04" EAST 288.88 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING RADIUS OF 870 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 94°22' AN ARC DISTANCE OF 147.29 FEET; THENCE NORTH 57°56'04" EAST 1140.31 FEET; THENCE NORTH 86°16'04" EAST 103.96 FEET TO POINT "A" OF THIS DESCRIPTION; THENCE NORTH 89°21'04" EAST TO THE NORTHEASTERLY LINE OF COUNTY ROAD SURVEY NO. 343, A PLAT OF WHICH IS ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID SAN DIEGO COUNTY, BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°21'04" EAST TO A POINT WHICH IS NORTH 89°21'04" EAST 1359.84 FEET FROM SAID POINT "A" AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 870 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 75°01' AN ARC DISTANCE OF 118.94 FEET; THENCE SOUTH 82°48'56" EAST, 257.47 FEET; THENCE NORTH 88°21'04" WEST 368.13 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 870 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 102°21' AN ARC DISTANCE OF 279.85 FEET; THENCE NORTH 89°56'04" EAST 185.25 FEET, EXCEPTING THEREFROM THAT PORTION OF THE ABOVE DESCRIBED 20.00 FOOT STRIP LYING WITHIN THE BOUNDARIES OF THE PROPERTY DESCRIBED IN PARCEL 1 ABOVE.

ASSESSOR'S PARCEL NUMBER: 129-200-11

## EASEMENT NOTE:

A 30' WIDE PERMANENT WATERLINE EASEMENT AND RIGHT OF WAY TO LOCATE, RELOCATE, CONSTRUCT, RECONSTRUCT, MAINTAIN, OPERATE, RENEW, ENLARGE, REMOVE AND REPLACE A LINE OR LINES, OF PIPE OF WHATEVER NATURE, MANHOLES, SERVICES AND DISTRIBUTION SYSTEM OR SYSTEMS OR CONNECTIONS AND ALL FACILITIES AND APPURTENANCES NECESSARY OR INCIDENTAL THERETO, THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON. SUPPORTIVE DOCUMENT WAS PROVIDED BY VALLEY CENTER MUNICIPAL WATER DISTRICT.



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 (949) 222-7000

APPROVALS	
A&C	DATE
RC	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME  
**LILAC RIDGE/ALTMAN**  
 10271 LILAC RIDGE ROAD  
 ESCONDIDO, CA 92026  
 SAN DIEGO COUNTY  
 DRAWING DATES  
 8/8/12: ADDED WATERLINE SIZE

SHEET TITLE  
 SURVEY  
 PROJECTS: JRN 11861